



San Lorenzo Village Homes Association
377 Paseo Grande, San Lorenzo, CA 94580

Front Yard Policy

Adopted July 16, 2009

PURPOSE: To clarify and supplement the Conditions, Covenants, and Restrictions (CC&Rs) related to the review and approval/denial process of landscaping plans submitted to the Board.

BACKGROUND: The San Lorenzo Village Homes Association has the authority, under the Governing Documents, to maintain the aesthetic and architectural standards of San Lorenzo Village and protect the quality of residential use and enjoyment as well as property values at San Lorenzo Village. The Association establishes the following policy with regard to front yard aesthetics:

POLICY: Yards must be maintained on a basis frequent enough to maintain an overall neat and well-kept appearance. This includes:

- Vegetation requirements: The majority of the front yard will consist of grass, groundcover, or maintained vegetation. Those who prefer a majority of taller vegetation will be required to meet a similar high level of maintenance. Front and side yards (visible) must be kept free of unmanaged vegetation.
- Decorative rock gardens and certain kinds of artificial turf are permitted if pre-approved in writing by the Association. Vegetable gardens are not permitted.
- All front and side yard (visible) landscaping shall be maintained in good condition, removing all weeds, and watering and trimming lawns and shrubs as often as necessary. This includes mowing front yards and side yards on corner lots as well as appropriate edging at sidewalks, driveways and curbs.
- Yard debris, including lawn clippings and tree & shrub trimmings, must be removed from view until trash pick-up day. Blowing, raking or sweeping lawn clippings and leaves into the street are not permitted.
- Pruning: Trees and Shrubs may not extend over paved areas in a manner that interferes with the usage of the paved area. All shrubs on the Lot must be neat and pruned. Dead plants, shrubs, and trees must be removed in a timely manner. Residents should be aware that Alameda County has a tree ordinance which does not permit trees to be removed in their right of way.
- Watering regularly without violating EBMUD conservation directives.
- Keeping Lot areas visible from the street picked up and clear of miscellaneous items which are not meant to be permanently placed in yard.

Permanent structures: The Association does not permit playground equipment and other permanent structures such as tree houses in the front yard. Outdoor lawn furniture, fountains, and other decorations must be in harmony with the external design of other structures and/or landscaping. It may not interfere with the reasonable enjoyment of any other owner of his or her property. Structures such as fountains, birdbaths, and other free standing items shall not exceed four feet in height.

Trash receptacles: Alameda County has a Neighborhood Preservation Ordinance on trash containers which states: All trash containers should be hidden from general view except on trash pick-up day.

Window coverings and treatments: All windows that can be viewed from the street must have fitted window coverings and must be in good condition (no bent/broken slats, no tattered/torn edges). Covering windows with foil, blankets, sheets, newspapers, or paper is not permitted.

Basketball hoops and skateboard ramps: Portable or street hoops and skateboard ramps need to be moved near the house or garage when not in use.

Holiday Decorations: Decorative lighting and/or displays installed to celebrate a holiday season shall not be installed more than 35 days before the holiday and shall be removed within 35 days following such holiday.

Other: Additional examples of conditions which are not in compliance with this policy and the overall aesthetic goal of the Association are:

- Deferred maintenance of the property including painted surfaces.
- Miscellaneous unsightly items stored in view.
- Miscellany in Yard – Any items in yard which are not meant to be permanently placed in yard such as household furniture, toys or yard tools, and certain yard signs.
- Torn window screens.
- Graffiti on fences, trees, or house surfaces which has not been removed within 48 hours.

Signs: The CC&Rs indicate that commercial signs are not permitted, with the exception of one residential real estate sign, not more than six (6) square feet in area, advertising the residence for sale or lease. A small alarm service sign shall not be deemed commercial in this context. Political signs shall be no more than six (6) feet in height and may not exceed nine (9) square feet in area. Political signs may be installed for up to 60 days prior to an election and must be removed within 15 days following the election. All permitted displays shall not be permitted to become a visual blight or nuisance, such as through weather-related or other deterioration. Also, signs should not be placed in locations that affect street visibility when entering and existing driveways. Safety is a key consideration.

Submittal of Plans: Homeowners should present plans to the Association for written approval if alteration work adds to or changes the exterior appearance of the home and/or landscape plans. Such changes include fencing, additions, painting, sheds, garages and workshops.

For an application call: 510-276-4554 or visit our website at: www.slvha.com.